

# CRESTVIEW CORNERS

2493 South Ferdon Blvd.

Crestview, FL

BPG

Burton

PROPERTY GROUP



- 22,000-2,200 Square Feet of Space Available
- Retail Shopping Center Anchored by Ashley Furniture Home Store, Beall's Outlet and Big Lots
- Located on U.S. Hwy 85 with Direct Access off I-10
- Combined Traffic Counts of over 46,000 VPD
- Area Retailers include Publix, Walmart and Staples

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SITE PLAN



41,000 AADT

\*2016 AADT FROM FDOT

CRESTVIEW CORNERS

CRESTVIEW, FLORIDA



# MARKET AERIAL



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**RETAIL AERIAL**

**CRESTVIEW MARKETPLACE**  
Winn-Dixie, Verizon, Cox, Sonic Drive-In, 22,500 VPD

**NORTHCREST CENTER (UNDER DEVELOPMENT)**  
Great Clips, Publix, 7,000 VPD

**NORTHVIEW PLAZA**  
Dollar General, Goodwill, H&R Block, 13,300 VPD

**BENT CREEK PLAZA**  
Publix, Supercuts, UPS, Chill, Max Fitness, Firehouse Subs, 44,000 VPD

**CRESTVIEW CROSSING**  
Verizon, Petsense, Sport Clips, Malisters Deli, Marcos Pizzeria, 13,702 VPD

**CRESTVIEW CENTER**  
GameStop, GNC, Supercuts, Sally Beauty Supply, 27,818 VPD

**REDSTONE PLAZA**  
Mattress Firm, Panera Bread, Aspen Dental, Papa Murphy's, 13,702 VPD

**SHOPPES AT SOUTHCREST (UNDER DEVELOPMENT - COMING SOON)**  
Walmart, Lowe's, Staples, Payless, AT&T, 22,500 VPD

**NORTH OKALOOSA MEDICAL CENTER 110 BEDS**  
Starbucks, 45,500 VPD

**Other Retailers:** Tractor Supply Co, Pic 'n Save, metroPCS, Family Dollar, CVS Pharmacy, Badcock, Sherwin Williams, The Marquis Cinema 10, Little Caesars, Subway, Tractor Supply Co, Pic 'n Save, metroPCS, Family Dollar, CVS Pharmacy, Badcock, Sherwin Williams, The Marquis Cinema 10, Little Caesars, Subway.

**Major Roads:** I-10, I-75, US-90, US-188, Airport Rd, John Givens Rd, Skyline Dr, E James Lee Blvd, Antioch Rd, Old Bethel Rd, Old River Rd, Milligan Rd.

**Landmarks:** Bob Sikes Airport, Shoal River, Yellow River.

**\*2016 AADT FROM FDOT**

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## CRESTVIEW, FLORIDA



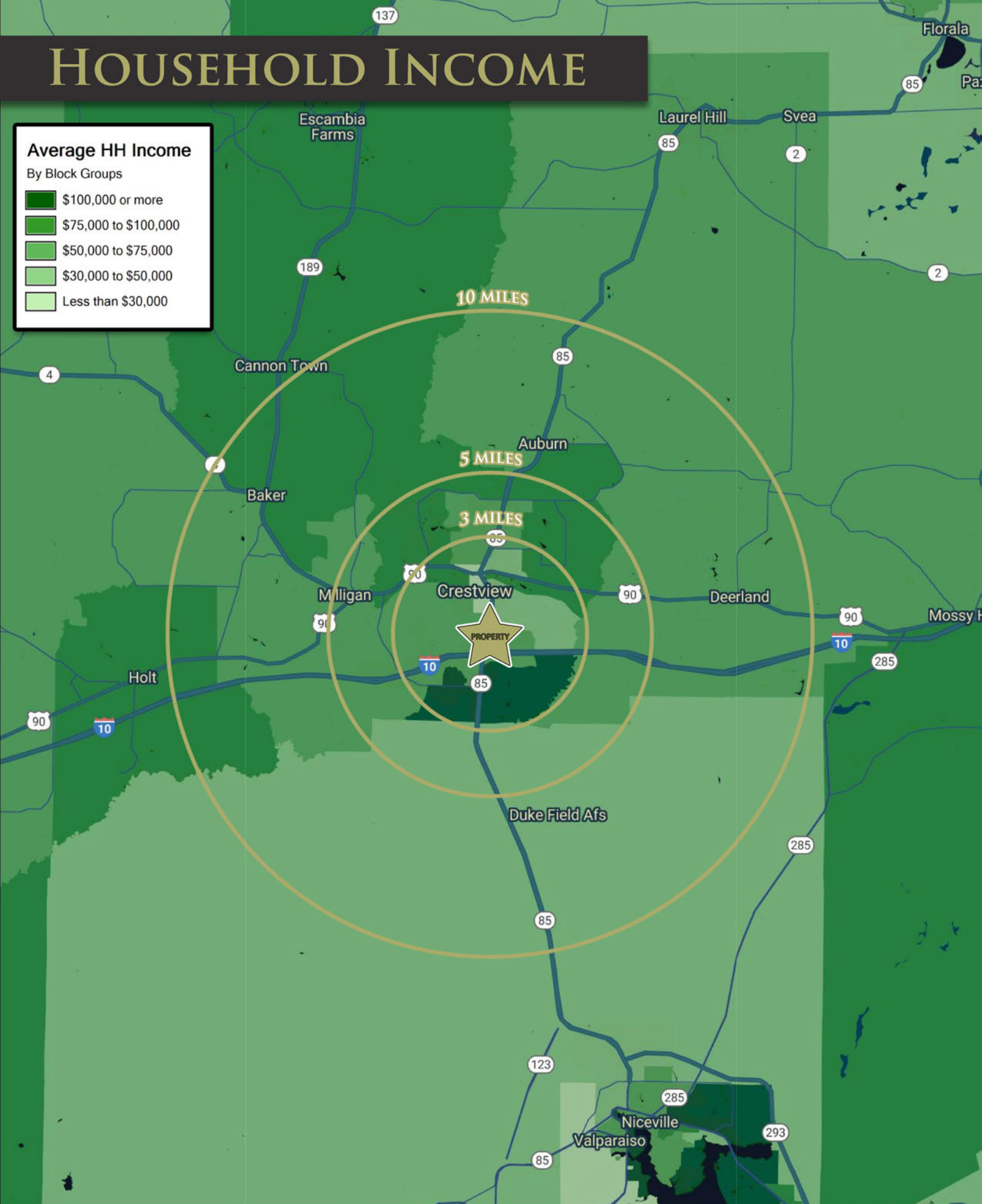
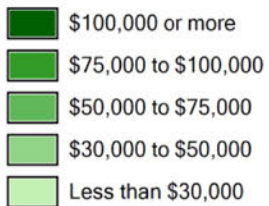
**Burton**  
PROPERTY GROUP



# HOUSEHOLD INCOME

## Average HH Income

By Block Groups



<div>BPG</div> <div>Burton PROPERTY GROUP</div>		Executive Summary					
		2493 S Ferdon Blvd   Crestview, FL 32536 Rings: 3, 5, 10 mile radii Lat/Lon: 30.7350/-86.5653					
	3 mi radius		5 mi radius		10 mi radius		
Population							
Estimated Population (2017)	28,774		42,561		57,275		
Projected Population (2022)	29,850		44,275		59,747		
Census Population (2010)	24,868		36,623		48,865		
Census Population (2000)	19,087		27,049		36,540		
Projected Annual Growth (2017-2022)	1,076	0.7%	1,714	0.8%	2,472	0.9%	
Historical Annual Growth (2010-2017)	3,906	2.2%	5,938	2.3%	8,410	2.5%	
Historical Annual Growth (2000-2010)	5,781	3.0%	9,574	3.5%	12,326	3.4%	
Estimated Population Density (2017)	1,018	psm	542	psm	182	psm	
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households							
Estimated Households (2017)	10,654		15,601		20,904		
Projected Households (2022)	10,958		16,097		21,642		
Census Households (2010)	9,116		13,287		17,641		
Census Households (2000)	6,821		9,638		13,018		
Projected Annual Growth (2017-2022)	303	0.6%	496	0.6%	738	0.7%	
Historical Annual Change (2000-2017)	3,833	3.3%	5,963	3.6%	7,885	3.6%	
Average Household Income							
Estimated Average Household Income (2017)	\$69,143		\$70,659		\$70,690		
Projected Average Household Income (2022)	\$82,412		\$83,847		\$83,556		
Census Average Household Income (2010)	\$55,425		\$57,133		\$56,160		
Census Average Household Income (2000)	\$42,730		\$45,573		\$44,917		
Projected Annual Change (2017-2022)	\$13,269	3.8%	\$13,188	3.7%	\$12,866	3.6%	
Historical Annual Change (2000-2017)	\$26,413	3.6%	\$25,086	3.2%	\$25,773	3.4%	
Median Household Income							
Estimated Median Household Income (2017)	\$61,343		\$63,430		\$62,799		
Projected Median Household Income (2022)	\$70,455		\$73,091		\$72,735		
Census Median Household Income (2010)	\$48,937		\$49,453		\$49,093		
Census Median Household Income (2000)	\$35,901		\$37,083		\$36,924		
Projected Annual Change (2017-2022)	\$9,112	3.0%	\$9,661	3.0%	\$9,936	3.2%	
Historical Annual Change (2000-2017)	\$25,442	4.2%	\$26,347	4.2%	\$25,875	4.1%	
Per Capita Income							
Estimated Per Capita Income (2017)	\$25,953		\$26,315		\$26,324		
Projected Per Capita Income (2022)	\$30,590		\$30,883		\$30,769		
Census Per Capita Income (2010)	\$20,316		\$20,727		\$20,274		
Census Per Capita Income (2000)	\$15,289		\$16,230		\$16,001		
Projected Annual Change (2017-2022)	\$4,637	3.6%	\$4,568	3.5%	\$4,445	3.4%	
Historical Annual Change (2000-2017)	\$10,663	4.1%	\$10,085	3.7%	\$10,323	3.8%	
Estimated Average Household Net Worth (2017)	\$399,693		\$406,060		\$415,762		
Median Age							
Age 19 Years or Less	8,247	28.7%	12,128	28.5%	16,056	28.0%	
Age 20 to 64 Years	17,015	59.1%	24,967	58.7%	33,583	58.6%	
Age 65 Years or Over	3,512	12.2%	5,466	12.8%	7,636	13.3%	
Daytime Demographics (2017)							
Total Businesses	1,294		1,528		1,719		
Total Employees	11,656		15,325		16,185		

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Demographic Source: Applied Geographic Solutions 12/2017, TIGER Geography